

ANNUAL REPORT MADISON COUNTY PLANNING BOARD

Fiscal Year 2008-09
[July 1, 2008 – June 30, 2009]

Note: The activities listed below were accomplished in cooperation with the Madison County Commissioners, County Planning Office and other County staff, town officials and staff, state agency personnel, and other dedicated local citizens.

- I. **Review of Subdivision Proposals.** The Planning Board reviewed 6 subdivision preliminary plat proposals, including 1 PUD's (Planned Unit Developments) without a preliminary plat and 1 ODP's (Overall Development Plans). They also reviewed 7 pre-applications. Three of the subdivision proposals were for major subdivisions and nine were for minor subdivisions. One year extensions were granted on two preliminary plats. Two final plats were given approval by the Commissioners.

Area	Number/Type of Lots			Total	Acreage
	Single Family	Duplex/ Triplex/ Condos	Commercial		
Big Sky	30				187.43
Madison Valley	73				781.836
Ruby Valley/ Jefferson/ Beaverhead	13				230.45
TOTALS	116				1,199.716

- II. **Subdivision Site Visits and Work Sessions.** Members of the Planning Board and Staff made three development site visits and attended one work session.
- III. **Review of Subdivision Variances.** The Planning Board reviewed one variance regarding relaxing the 500' river set-back.
- IV. **Building Envelope Changes.** Four building envelope changes were reviewed by the Planning Staff and Consulting Staff during the fiscal year.
- V. **Review of Subdivision Exemption Requests.** The Madison County Evasion Review Board (ERB) reviewed 57 exemption requests: 44 boundary adjustments, 9 family conveyance, 2 mortgage exemptions, 1 ag exemption and 1 utility exemption.
- VI. **Subdivision Compliance.** Director Fechter made three compliance check trips to Spanish Peaks, Moonlight Basin Ranch and Leech Minor.

- VII. **Review of Conservation Easements.** The Planning Board commented on three Conservation Easements. A total of approximately 4,036 acres were conserved; all in the Madison Valley:
- VIII. **Tower Permit Reviews.** The Planning Board approved of the Norris Hill Wind project and issued permits.
- IX. **Regulations.** Updates and new regulations were worked on in several areas.
- Streamside protection regulations continue to be developed. A draft ordinance is actively being reviewed by a streamside protection steering committee.
 - Change in the Review Fee schedule was adopted.
- X. **Planning Board Membership** (see attached roster). There were several changes to the roster: Ann Schwend, Pat Bradley, and Ed Ruppel stepped down from the Board. John Lounsbury was voted President and Kathy Looney as Vice President. Clyde Carroll was appointed Twin Bridges representative. Richard Meehan was appointed as District 2 representative. Jan Kluver was appointed as the Conservation representative.
- XI. **Planning Staff.** Charity Fechter remains as Planning Director, Jim Jarvis (Planner II) and Marilee Foreman-Tucker (Planning Office Assistant) resigned. Leona Stredwick was hired as Planning Office Assistant.
- XII. **Summary of Planning Projects**
- Planning Office Transition to the Lee House
 - Streamside Protection Regulations
 - Subdivision Regulations – Modifications to the Review Fees
 - Site tours of proposed subdivisions
 - Variance request – stream set-back – Uline Lot 1
 - Building Envelope Changes

Prepared by:

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June 11, 2009